WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Meredith Malloy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 12th DAY OF July, 2016.

Notary Public

MY COMMISSION EXPIRES: 8-23-16
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20160061627 DEEDWARR
Recvd: 07/18/16 15:38 2 pgs
Fees:13.00 Taxes:832.50
20160718-0073747

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 23, 2016

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sterling T. Perkins	SWBC MORTGAGE CORP.	
(NAME) 119 Stonecrest Drive	(NAME) 9311 SAN PEDRO #100	114-12A/10.00 CO
(ADDRESS) Nashville, TN 37209	(ADDRESS) SAN ANTONIO, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JESSE R. MENLOVE AND HEATHER MENLOVE, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STERLING T. PERKINS, UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Stoneridge Townhomes, Phase 1, as shown on Plat of record in Exhibit B of Instrument No. 20060721-0088352, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Jesse R. Menlove and Heather Menlove, husband and wife, as tenants by the entirety by Quitclaim Deed from Jesse R. Menlove and Heather Menlove, husband and wife, and Joyce L. Higham and Richard L. Higham, wife and husband, dated February 13, 2013, of record in Instrument No. 20130314-0025547, Register's Office for Davidson County, Tennessee.

This conveyance is subject to 2016 Real Property taxes; all matters appearing on the plan of record in Exhibit B of Instrument No. 20060721-0088352, said Register's Office; Restrictive covenants of record in Instrument Nos. 20050421-0044398, 20060721-0088352, 20080201-0010773, and 20080715-0072550, said Register's Office; and Easements of record in Instrument Nos. 20050804-0091479 and 20050510-0052716, said Register's Office.

unimproved
This is improved x property, known as 119 Stonecrest Drive, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 11 day of July, 2016

JESSE R. MENLOVE

HEATHER MENLOVE

STATE OF Idaho
COUNTY OF Ada

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jesse R. Menlove and Heather Menlove, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Boise (city), Idaho (state) this 11 day of July, 2016.

Commission expires:
11-7-18

CATHY SPARKS
NOTARY PUBLIC
STATE OF IDAHO

Notary Public